



THOMAS A. TIDEMANSON, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

Building and Safety Division  
Property Rehabilitation Section  
900 South Fremont Avenue, 3rd Floor  
Alhambra, California 91803-1331  
Telephone: (818) 458-3193

October 22, 1990

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Manuel Mendez and Yolanda Mendez  
747 South Ford Boulevard  
Los Angeles, California 90023

Dear Mr. and Mrs. Mendez:

**SUBSTANDARD PROPERTY  
747 SOUTH FORD BOULEVARD  
LOS ANGELES, CALIFORNIA**

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical, or demolition.

As the owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted.

But that if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived your right to a hearing before the Building Rehabilitation Appeals Board. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803-1331.

Manuel and Yolanda Mendez  
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Further, should you fail to abate the public nuisance within the specified timwork to be done to abate the public nuisance on your property. The actual cost of the abatement work, plus \$589.50 administrative costs, will be billed to you as the owner of the property. If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will be recorded against your property in the Office of the County Recorder.

Permits for demolition or repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. Should you have any question, you may wish to contact Mr. Amilcar Castillo at (213) 260-3450 at the office shown at the bottom of the attached list of defects.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works



DAVE DARVIS  
District Engineering Associate

DD:eap

B-6 (6.0)

Attachment

PR-108 (Rev. 2/90)

LIST OF DEFECTS:

1. The building is open, accessible to children, vandalized and exists as a fire hazard and a threat to public safety and welfare.
2. The building is dilapidated, apparently abandoned and damaged by vandals.
3. The underfloor screening is lacking or is damaged.
4. The exterior wall covering lacks a protective coat of paint, is deteriorated and damaged.
5. Doors and windows are broken.
6. The roof covering over the dwelling, throughout, has deteriorated.
7. The roof sags and supports are inadequate.
8. The exterior stairway and landings are hazardous.
9. The flooring in all rooms slopes, is deteriorated and damaged.
10. The interior wall covering, throughout, is damaged.
11. The required heating appliances are damaged and inoperable.
12. The electrical service is damaged and unsafe.
13. Electrical wiring on the exterior is unsafe.
14. Electrical wiring in the interior is unsafe.
15. The entire electrical system is in poor repair, noncomforming and far below code requirements.
16. The entire plumbing system is in poor repair, noncomforming and far below code requirements.

NOTE: Before commencing any repair work, Regional Planning approval is required.

Building and Safety Division  
5141 East Pomona Boulevard  
East Los Angeles, California 90022

Inspector: Amilcar Castillo  
(213) 260-3450



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### NOTICE OF COST

JOB ADDRESS: 747 South Ford Boulevard, Los Angeles, California  
OWNERS: Manuel Mendez and Yolnada C. Mendez  
ASSESSOR'S DESCRIPTION: 5247-001-028

The Department of Public Works incurred the itemized expenses by authority of Chapters 98 and/or 99 of Title 26 of the Los Angeles County Code, the Building Code. The total costs are immediately due. Please make your check payable to the Department of Public Works, and return one copy of this statement with your remittance to: the Department of Public Works, Business and Finance Division, First Floor, Public Counter Cashier 900 South Fremont Avenue, Alhambra, California 91803.

If the costs have not been paid by June 30, 1991, an additional \$110.00 Assessment Filing fee will be charged. The Department of Public Works will place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING.....	\$ 163.00
PREPARATION OF JOB SPECIFICATIONS.....	\$ -----
BOARD OF SUPERVISORS APPROVAL.....	\$ -----
AMOUNT OF CONTRACT.....	\$ -----
CONTRACT COMPLIANCE INSPECTION.....	\$ -----
BILLING FEE.....	\$ 65.00
TOTAL FEE IF PAID BY 06-30-91.....	\$ 228.00
ASSESSMENT FILING FEE IF PAID AFTER 06-30-91.....	\$ 110.00
SPECIAL ASSESSMENT TOTAL.....	\$ 338.00

Within five (5) days of receipt of this notice, any person having right, title, or interest in the property may file a written request for a public hearing on the correctness or reasonableness of the costs or both. This request shall be directed to the Department of Public Works, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803.

Should you have any questions, you may wish to contact Mr. Dave Darvis at (818) 458-3193.

T. A. TIDEMANSON  
Director of Public Works

*Dave Darvis*  
DAVE DARVIS  
District Engineering Associate

DD:eap

B-6 6.0

PR-306